



Planning and Transportation
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1186
(FAX) 479-986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on December 15, 2015 at 4:30 p.m. on the application by Geoff Bates for Primrose School for a Conditional Use to allow a school/day care at 3724 S. Pinnacle Hills Pkwy. in the R-O (Residential Office) zoning district at the following described location:

LEGAL DESCRIPTION:

LOT 5A, Pinnacle Hills Office Park, a subdivision to the city of Rogers, AR, as shown on Plat Record Book 2014, Page 664, Benton County, Arkansas

LAYMAN'S DESCRIPTION:

3724 S. Pinnacle Hills Pkwy.

Jim White, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY November 30, 2015

BILL THE CITY OF ROGERS

PL201500192

CONDITIONAL USE PERMIT APPLICATION
NUMBER 1525

PRIMROSE SCHOOL

APPLICANT NAME: Geoff Bates - Bates & Associates, Inc.

ADDRESS: 7230 S. Pleasant Ridge Dr, Fayetteville, AR 72704

EMAIL: geoff@nwabatesinc.com

PHONE: 479-442-9350

PROPERTY OWNED BY: Big Fam, LLC

ADDRESS: 303 Sunset Ridge Ave

PHONE: _____

GENERAL LOCATION OF PROPERTY: 3724 S Pinnacle Hills Pkwy

PRESENT USE: None (Vacant Parcel)

ZONED: R-0

CONDITIONAL USE TO ALLOW: School / Day-Care

PARKING SPACES AVAILABLE: 58

HOURS OF OPERATION: 6:00 a.m. - 6:00 p.m.


APPLICANT SIGNATURE

TO BE INCLUDED WITH APPLICATION:

- LEGAL DESCRIPTION OF PROPERTY
- LETTER FROM APPLICANT
- APPLICANT CERTIFICATION
- COPY OF ANY PROTECTIVE COVENANTS

IF APPLYING TO OPEN A DAY CARE, COMPLETE THE FOLLOWING:

NUMBER OF CHILDREN: 206

MOST CHILDREN AT ONE TIME 176

PLANNING AUTHORITY PROVIDES:

PUBLIC HEARING DATE: 12/15/15 DATE FILED 11/25/15 APPLICATION FEE: 200

check 1373

PLANNING COMMISSION ACTION _____ DATE _____ PERMIT EXPIRES _____

OTHER INFORMATION: _____



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

November 25, 2015

City of Rogers Planning Commision,

This letter is to request a Conditional Use Permit for Primrose School to allow the use of a Preschool/Kindergarten in the R-0 Zoning District.

Primrose School Franchising Company is the pre-eminent provider of educational based private preschools/Kindergartens and child care centers in the United States with over 320 locations. Primrose, along with our Franchise Owners, Katherine and Hunter Hart are very eager to bring Primrose to the Pinnacle Hills Office Park in Rogers.

Hours of operation are 6:00AM-6:00PM Monday through Friday. Occasionally, special events will be held on evenings and weekends.

License capacity of the facility will be 206 students, 6 months through 12 years of age (30 of the 206 students will be in the kindergarten/afterschool program, the after school program is for children 5-12 years). Also, Primrose and industry data indicate that approximately 25% of families have a second child enrolled which would reduce the number of families to approximately 155 at capacity.

Staff at capacity will be 22.

Traffic increase is expected to occur during drop-off and pick-up times. AM drop off ranges from 6-9:00AM (peak hour is typically 7:30-8:30). PM pick up is between 3-6:00PM (peak hour is typically 4:30-5:30).

The 30 students in the Kindergarten program arrive during the morning drop off and are picked up a noon. The room is then available for the afterschool program. The students in the afternoon program arrive via bus at approximately 3:30PM and are then picked up during the afternoon pick up noted above. The remaining 176 children have the potential to be at the school from 6:00AM-6:00PM. All programs are operated Monday through Friday.

There will be no additional parking required other that what is being provided in the LSDP.

A monument sign at the entrance to the parking lot and signage above the entrance on the on the building will be all that is required. The proposed signs will abide by the City of Rogers regulations.

There will be no flammable and hazardous materials present on the property.

No additional noise will be generated from this operation that will not be confined to the building other than normal operation of automotive vehicular traffic. No additional lighting would result

from this development other than that deemed necessary for standard night time security purposes.

We cannot think of any other pertinent information that would be relevant to this permit.

Thank you for your consideration of this permit,

Sincerely

Bates & Associates, Inc.

A handwritten signature in cursive script, reading "Geoffrey Bates". The signature is written in dark ink and is positioned above the printed name.

Geoffrey H. Bates, P.E.

CERTIFICATION

I hereby certify that I have made a thorough search of all pertinent sources, to include my deed, abstract and the Benton County Clerk's office and have found no covenants or any evidence that covenants exist for the property identified in my application for a Conditional Use Permit. Or that if covenants do exist there is no covenant specified therein prohibiting the use I have requested.

I also state that to the best of my knowledge all property owners within 300 feet of my property have been notified by certified mail of the upcoming public hearing for my conditional use request.

Dated this the 25th day of November, 2015.



Signed

Jason Young

Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 12th day of November, 2015.

EMBRY ROBERTS
NOTARY PUBLIC
WASHINGTON COUNTY - ARKANSAS
COMMISSION NO. 12358206
EXPIRES: JANUARY 1, 2017



Notary Signature

Embry Roberts

Notary Name Printed

January 1, 2017

Commission Expires

